

**FOR SALE | URBAN INFILL  
NEC SH-288 & RIVERSIDE Dr. |  $\pm$  33,244 SF LAND**

**2415 & 2417 RIVERSIDE Dr. Houston, TX 77004**



**S&P INTERESTS**

**JOSHUA SEBESTA**  
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**WWW.SPINTERESTS.COM** | Main: 713.766.4500  
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

# PROPERTY OVERVIEW

**ADDRESS**  
2415 & 2417 Riverside Dr, Houston, TX 77004

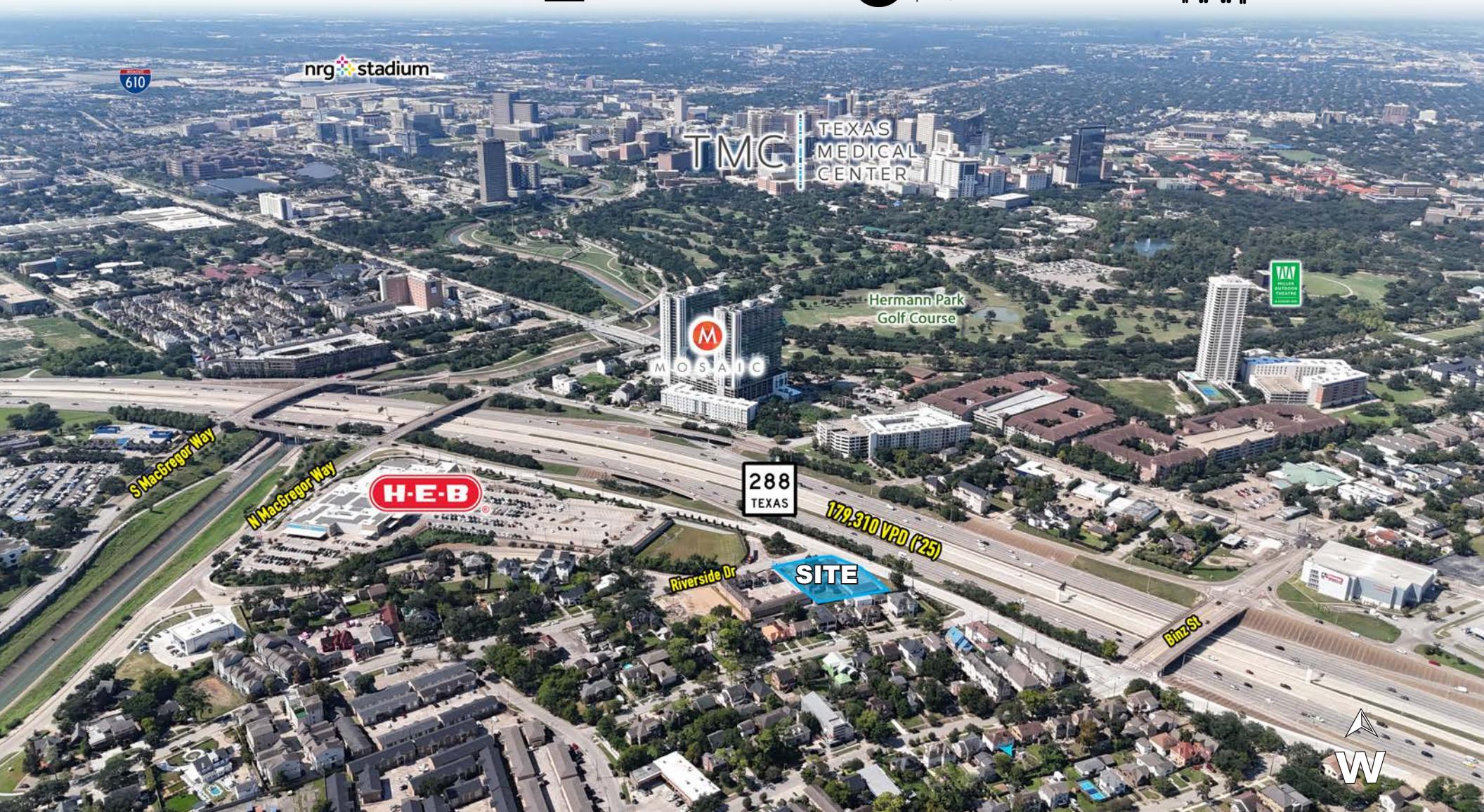
**LAND**  
33,244 SF

**FRONTAGE**  
205' on SH 288

**ROOFTOPS**  
10,223 within 1 mile

**INCOME**  
\$107,730 within 1 mile

**POPULATION**  
20,539 within 1 mile



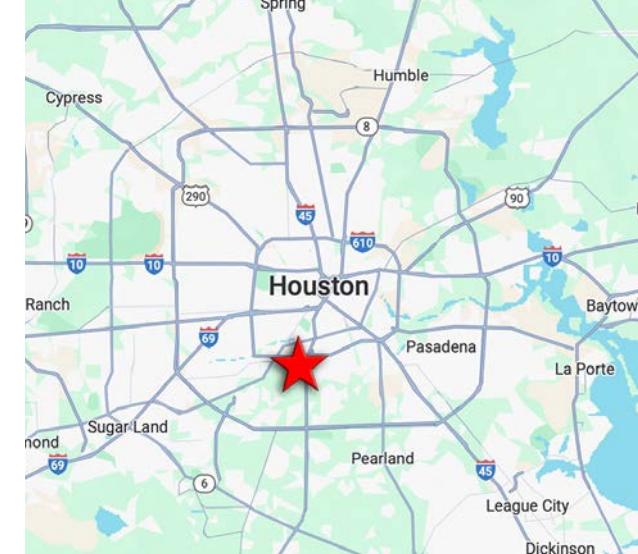
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## PROPERTY FEATURES:

- NEC SH-288 & Riverside Drive
- Address: 2415 & 2417 Riverside Dr. Houston, TX 77004
- Land Size: 33,244 SF
- SH-288 Frontage:  $\pm$  205'
- Rare Urban Infill Assemblage
- Call Broker for Pricing

## DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	20,539	202,866	505,550
Households	10,223	96,863	218,724
Average HH Income	\$107,730	\$106,042	\$109,355

## TRAFFIC COUNTS:

SH 288: 179,310 VPD (2025)

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Radius	1 Mile	3 Mile	5 Mile			
<b>Population</b>						
2029 Projection	21,543	210,830	505,550			
2024 Estimate	20,539	202,866	487,060			
2020 Census	17,578	182,902	442,604			
Growth 2024 - 2029	4.89%	3.93%	3.80%			
Growth 2020 - 2024	16.84%	10.92%	10.04%			
<b>2024 Population by Age</b>						
Age 0 - 4	1,390	6.77%	14,104	6.95%	32,379	6.65%
Age 5 - 9	872	4.25%	9,473	4.67%	25,915	5.32%
Age 10 - 14	594	2.89%	6,953	3.43%	21,964	4.51%
Age 15 - 19	564	2.75%	8,669	4.27%	22,930	4.71%
Age 20 - 24	1,165	5.67%	17,355	8.55%	34,355	7.05%
Age 25 - 29	2,105	10.25%	23,753	11.71%	48,488	9.96%
Age 30 - 34	2,521	12.27%	24,143	11.90%	52,472	10.77%
Age 35 - 39	2,093	10.19%	19,207	9.47%	44,537	9.14%
Age 40 - 44	1,582	7.70%	14,405	7.10%	36,073	7.41%
Age 45 - 49	1,181	5.75%	10,977	5.41%	29,019	5.96%
Age 50 - 54	1,061	5.17%	9,823	4.84%	26,414	5.42%
Age 55 - 59	1,079	5.25%	9,484	4.68%	24,963	5.13%
Age 60 - 64	1,113	5.42%	9,368	4.62%	23,955	4.92%
Age 65 - 69	1,025	4.99%	8,345	4.11%	21,261	4.37%
Age 70 - 74	816	3.97%	6,534	3.22%	16,583	3.40%
Age 75 - 79	572	2.78%	4,640	2.29%	11,757	2.41%
Age 80 - 84	370	1.80%	2,906	1.43%	7,412	1.52%
Age 85+	435	2.12%	2,725	1.34%	6,583	1.35%
Age 65+	3,218	15.67%	25,150	12.40%	63,596	13.06%
<b>Median Age</b>	<b>37.50</b>		<b>34.40</b>		<b>35.60</b>	
<b>Average Age</b>	<b>39.70</b>		<b>36.80</b>		<b>37.30</b>	
<b>2024 Population By Race</b>						
White	7,060	34.37%	82,164	40.50%	193,254	39.68%
Black	7,739	37.68%	53,416	26.33%	115,338	23.68%
Am. Indian & Alaskan	130	0.63%	1,232	0.61%	4,067	0.84%
Asian	2,119	10.32%	27,539	13.57%	48,695	10.00%
Hawaiian & Pacific Island	20	0.10%	227	0.11%	380	0.08%
Other	3,471	16.90%	38,287	18.87%	125,327	25.73%
<b>Population by Hispanic Origin</b>						
Non-Hispanic Origin	17,268	84.07%	164,926	81.30%	349,936	71.85%
Hispanic Origin	3,271	15.93%	37,940	18.70%	137,124	28.15%
<b>2024 Median Age, Male</b>	<b>37.60</b>		<b>35.00</b>		<b>35.90</b>	
<b>2024 Average Age, Male</b>	<b>39.20</b>		<b>36.80</b>		<b>37.10</b>	
<b>2024 Median Age, Female</b>	<b>37.40</b>		<b>33.80</b>		<b>35.20</b>	
<b>2024 Average Age, Female</b>	<b>40.20</b>		<b>36.70</b>		<b>37.60</b>	

Radius	1 Mile	3 Mile	5 Mile			
<b>2024 Population by Occupation Classification</b>						
Civilian Employed	11,276	64.19%	108,857	63.82%	256,390	63.75%
Civilian Unemployed	699	3.98%	5,077	2.98%	11,529	2.87%
Civilian Non-Labor Force	5,592	31.83%	56,550	33.15%	134,037	33.33%
Armed Forces	0	0.00%	97	0.06%	233	0.06%
<b>Households by Marital Status</b>						
Married	2,777		24,686		64,933	
Married No Children	1,974		16,786		41,862	
Married w/Children	803		7,900		23,071	
<b>2024 Population by Education</b>						
Some High School, No Diploma	605	3.60%	8,080	5.21%	39,705	10.79%
High School Grad (Incl Equivalency)	1,815	10.80%	18,112	11.67%	52,096	14.16%
Some College, No Degree	3,002	17.87%	25,865	16.67%	62,486	16.98%
Associate Degree	849	5.05%	8,891	5.73%	18,401	5.00%
Bachelor Degree	4,890	29.10%	45,092	29.05%	98,579	26.79%
Advanced Degree	5,641	33.57%	49,162	31.68%	96,650	26.27%
<b>2024 Population by Occupation</b>						
Real Estate & Finance	811	3.79%	7,926	3.76%	22,739	4.65%
Professional & Management	9,525	44.54%	89,557	42.50%	197,732	40.45%
Public Administration	345	1.61%	3,010	1.43%	6,836	1.40%
Education & Health	3,869	18.09%	35,507	16.85%	68,784	14.07%
Services	933	4.36%	12,413	5.89%	30,749	6.29%
Information	221	1.03%	1,569	0.74%	3,043	0.62%
Sales	1,826	8.54%	17,273	8.20%	41,990	8.59%
Transportation	154	0.72%	5,961	2.83%	10,028	2.05%
Retail	603	2.82%	6,497	3.08%	16,323	3.34%
Wholesale	364	1.70%	2,637	1.25%	7,026	1.44%
Manufacturing	602	2.82%	6,923	3.29%	18,352	3.75%
Production	683	3.19%	5,580	2.65%	17,798	3.64%
Construction	180	0.84%	2,860	1.36%	14,265	2.92%
Utilities	577	2.70%	4,568	2.17%	11,732	2.40%
Agriculture & Mining	276	1.29%	4,286	2.03%	11,509	2.35%
Farming, Fishing, Forestry	0	0.00%	27	0.01%	203	0.04%
Other Services	414	1.94%	4,120	1.96%	9,673	1.98%
<b>2024 Worker Travel Time to Job</b>						
<30 Minutes	7,016	70.93%	67,804	71.14%	151,767	67.43%
30-60 Minutes	2,549	25.77%	23,719	24.89%	62,650	27.84%
60+ Minutes	326	3.30%	3,784	3.97%	10,652	4.73%
<b>2020 Households by HH Size</b>						
1-Person Households	3,871	43.91%	41,375	47.40%	83,149	42.12%
2-Person Households	3,095	35.11%	27,602	31.62%	61,110	30.96%
3-Person Households	1,006	11.41%	8,835	10.12%	23,021	11.66%
4-Person Households	496	5.63%	5,728	6.56%	16,876	8.55%
5-Person Households	197	2.23%	2,232	2.56%	7,607	3.85%

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Radius	1 Mile	3 Mile	5 Mile
<b>2020 Households by HH Size</b>	<b>8,815</b>	<b>87,297</b>	<b>197,406</b>
1-Person Households	3,871 43.91%	41,375 47.40%	83,149 42.12%
2-Person Households	3,095 35.11%	27,602 31.62%	61,110 30.96%
3-Person Households	1,006 11.41%	8,835 10.12%	23,021 11.66%
4-Person Households	496 5.63%	5,728 6.56%	16,876 8.55%
5-Person Households	197 2.23%	2,232 2.56%	7,607 3.85%
6-Person Households	91 1.03%	940 1.08%	3,430 1.74%
7 or more Person Households	59 0.67%	585 0.67%	2,213 1.12%
<b>2024 Average Household Size</b>	<b>1.90</b>	<b>1.90</b>	<b>2.10</b>
<b>Households</b>			
2029 Projection	10,717	100,830	227,632
2024 Estimate	10,223	96,863	218,724
2020 Census	8,815	87,297	197,406
Growth 2024 - 2029	4.83%	4.10%	4.07%
Growth 2020 - 2024	15.97%	10.96%	10.80%
<b>2024 Households by HH Income</b>	<b>10,223</b>	<b>96,865</b>	<b>218,724</b>
<\$25,000	2,014 19.70%	20,184 20.84%	44,628 20.40%
\$25,000 - \$50,000	1,397 13.67%	14,724 15.20%	35,361 16.17%
\$50,000 - \$75,000	1,833 17.93%	15,985 16.50%	31,928 14.60%
\$75,000 - \$100,000	1,164 11.39%	9,714 10.03%	22,763 10.41%
\$100,000 - \$125,000	731 7.15%	7,724 7.97%	18,822 8.61%
\$125,000 - \$150,000	660 6.46%	6,080 6.28%	12,458 5.70%
\$150,000 - \$200,000	828 8.10%	7,509 7.75%	15,512 7.09%
\$200,000+	1,596 15.61%	14,945 15.43%	37,252 17.03%
<b>2024 Avg Household Income</b>	<b>\$107,730</b>	<b>\$106,042</b>	<b>\$109,355</b>
<b>2024 Med Household Income</b>	<b>\$73,289</b>	<b>\$70,746</b>	<b>\$72,820</b>
<b>2024 Occupied Housing</b>			
Owner Occupied	3,588 35.10%	31,243 32.25%	82,108 37.54%
Renter Occupied	6,635 64.90%	65,620 67.75%	136,616 62.46%
<b>2020 Housing Units</b>	<b>12,167</b>	<b>111,869</b>	<b>251,040</b>
1 Unit	4,401 36.17%	42,522 38.01%	113,123 45.06%
2 - 4 Units	1,560 12.82%	9,811 8.77%	17,787 7.09%
5 - 19 Units	879 7.22%	14,442 12.91%	29,469 11.74%
20+ Units	5,327 43.78%	45,094 40.31%	90,661 36.11%
<b>2024 Housing Value</b>	<b>3,588</b>	<b>31,244</b>	<b>82,107</b>
<\$100,000	15 0.42%	1,742 5.58%	8,629 10.51%
\$100,000 - \$200,000	194 5.41%	3,824 12.24%	10,031 12.22%
\$200,000 - \$300,000	720 20.07%	4,154 13.30%	9,954 12.12%
\$300,000 - \$400,000	917 25.56%	5,255 16.82%	12,114 14.75%
\$400,000 - \$500,000	937 26.11%	3,669 11.74%	9,274 11.30%
\$500,000 - \$1,000,000	749 20.88%	8,514 27.25%	19,604 23.88%
\$1,000,000+	56 1.56%	4,086 13.08%	12,501 15.23%
<b>2024 Median Home Value</b>	<b>\$394,328</b>	<b>\$417,634</b>	<b>\$403,510</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Housing Units by Yr Built</b>	<b>12,288</b>	<b>112,130</b>	<b>252,085</b>
Built 2010+	3,623 29.48%	31,940 28.48%	73,948 29.33%
Built 2000 - 2010	3,094 25.18%	18,071 16.12%	37,399 14.84%
Built 1990 - 1999	829 6.75%	11,701 10.44%	25,266 10.02%
Built 1980 - 1989	459 3.74%	9,339 8.33%	18,823 7.47%
Built 1970 - 1979	559 4.55%	7,443 6.64%	17,757 7.04%
Built 1960 - 1969	634 5.16%	7,780 6.94%	17,020 6.75%
Built 1950 - 1959	687 5.59%	7,787 6.94%	22,276 8.84%
Built <1949	2,403 19.56%	18,069 16.11%	39,596 15.71%
<b>2024 Median Year Built</b>	<b>2001</b>	<b>1994</b>	<b>1993</b>
<b>Demographic Trend Data</b>			
<b>Description</b>	<b>2020</b>	<b>2024</b>	<b>2029</b>
<b>Population</b>	<b>17,578</b>	<b>20,539</b>	<b>21,543</b>
<b>Age 15+</b>	<b>15,856</b> 90.20%	<b>17,682</b> 86.09%	<b>17,762</b> 82.45%
<b>Age 20+</b>	<b>15,357</b> 87.36%	<b>17,118</b> 83.34%	<b>17,054</b> 79.16%
<b>Age 65+</b>	<b>2,628</b> 14.95%	<b>3,218</b> 15.67%	<b>3,650</b> 16.94%
<b>Median Age</b>	<b>36</b>	<b>38</b>	<b>40</b>
<b>Average Age</b>	<b>39.90</b>	<b>39.70</b>	<b>40.20</b>
<b>Population By Race</b>	<b>17,578</b>	<b>20,539</b>	<b>21,543</b>
White	6,569 37.37%	7,060 34.37%	7,367 34.20%
Black	6,376 36.27%	7,739 37.68%	8,160 37.88%
Am. Indian & Alaskan	99 0.56%	130 0.63%	141 0.65%
Asian	1,861 10.59%	2,119 10.32%	2,210 10.26%
Hawaiian & Pacific Islander	17 0.10%	20 0.10%	22 0.10%
Other	2,633 14.98%	3,471 16.90%	3,643 16.91%
<b>Population by Race (Hispanic)</b>	<b>2,599</b>	<b>3,271</b>	<b>3,438</b>
White	552 21.24%	533 16.29%	560 16.29%
Black	86 3.31%	98 3.00%	102 2.97%
Am. Indian & Alaskan	63 2.42%	104 3.18%	111 3.23%
Asian	24 0.92%	38 1.16%	38 1.11%
Hawaiian & Pacific Islander	3 0.12%	6 0.18%	8 0.23%
Other	1,871 71.99%	2,491 76.15%	2,619 76.18%
<b>Household by Household Income</b>	<b>8,813</b>	<b>10,223</b>	<b>10,720</b>
<\$25,000	1,747 19.82%	2,014 19.70%	2,140 19.96%
\$25,000 - \$50,000	1,250 14.18%	1,397 13.67%	1,501 14.00%
\$50,000 - \$75,000	1,558 17.68%	1,833 17.93%	1,913 17.85%
\$75,000 - \$100,000	1,075 12.20%	1,164 11.39%	1,166 10.88%
\$100,000 - \$125,000	583 6.62%	731 7.15%	764 7.13%
\$125,000 - \$150,000	618 7.01%	660 6.46%	674 6.29%
\$150,000 - \$200,000	629 7.14%	828 8.10%	926 8.64%
\$200,000+	1,353 15.35%	1,596 15.61%	1,636 15.26%
<b>Average Household Income</b>	<b>\$105,798</b>	<b>\$107,730</b>	<b>\$107,091</b>
<b>Median Household Income</b>	<b>\$72,382</b>	<b>\$73,289</b>	<b>\$72,690</b>

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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>S&amp;P Interests, LLC</b>	<b>9003291</b>	<b>info@spinterests.com</b>	<b>713.766.4500</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joseph Sebesta</b>	<b>591067</b>	<b>jsebesta@spinterests.com</b>	<b>832.455.7355</b>
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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